

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, February 1, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, January 27, 2023, at 3:49 P.M.

CALL TO ORDER

Chair Patrick called the meeting to order at 5:09 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Brandon Worley, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on January 11, 2023. [CC 2/1/23] 23-56-1
- b. Minutes of Regular Meeting held at 5:00 PM on January 11, 2023. [CC 2/1/23] 23-56-2

Councilor Lakin moved to approve 1.a – 1.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Shane Hood – Appointment to the Tulsa Metropolitan Area Planning Commission replacing Ted Reeds; term expires January 18, 2026. (CD-5) [UED 1/25/23; CC 2/1/23] 23-19-1
- b. Fatima Linares Gomez – Reappointment to the Greater Tulsa Area Hispanic/Latinx Affairs Commission; term expires December 31, 2025. (Attended 7/9 meetings.) (CD-4) [PW 1/25/23; CC 2/1/23] 23-44-1

- c.

Mareo Johnson – Reappointment to the Sales Tax Overview Committee; term expires December 31, 2026. (Attended 8/12 meetings.) (CD-1) [UED 1/25/23; CC 2/1/23] 23-18-1
- d.

James Sanchez – Reappointment to the Tulsa Economic Development Corporation; term expires December 31, 2024. (Attended 18/20 meetings.) (CD-6) [PW 1/25/23; CC 2/1/23] 23-45-1

Public Comments:
John Huffines – 2.a – 2.d.

Councilor Lakin moved to approve 2.a – 2.d. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a.

No items this week.

4. MAYOR’S ITEMS

- a.

Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.b was read and voted on separately.

- b.

Consideration and possible approval, adoption, denial, amendment or revision of a Resolution relating to the incurring of indebtedness by the trustees of the Tulsa Public Facilities Authority for the purpose of acquiring, constructing, equipping, furnishing, operating, and maintaining Stormwater Management Projects by issuing the Tulsa Public Facilities Authority Capital Improvements Revenue Bonds, Series 2023, in the aggregate principal amount of not to exceed eight million, three hundred twenty-five thousand dollars (\$8,325,000.00); approving a projects agreement and authorizing appropriate city officers to approve documents and take actions as may be necessary or required to issue said bonds. **(Emergency Clause)** [PW 1/25/23; CC 2/1/23] 23-27-2

Councilor Lakin moved to approve 4.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

Councilor Lakin moved to approve the emergency clause on 4.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Roadway and General and Utility Easement Donation by 4848, LLC of property located at 4848 S. Yale Ave., Parcel 44-2018, Interstate Central Extended Addition, for the 50th Street Improvements Project. (CD-9) [CC 2/1/23] 23-52-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Roadway and General and Utility Easement Donation by Sunny Investment Properties, LLC of property located at S. Vandalia Ave. and E. 50th St. S., Parcel 45-2018, Interstate Central Extended Addition, for the 50th Street Improvements Project. (CD-9) [CC 2/1/23] 23-53-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from ResourceX in the amount of one thousand, two hundred five dollars (\$1,205.00) for James Wagner to travel to Oklahoma City, OK on February 22-24, 2023, to attend the International City/County Management Association - The Call to Public Service Conference. [CC 2/1/23] 23-55-1

Public Comments:
John Huffines – 4.d.

Councilor Lakin moved to approve 4.c – 4.e. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts. [CC 2/1/23] 23-67-1

Ashley Webb presented the report.

Public Comments:
John Huffines – 5.a.

- b.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7685 from IL to CH for property located east of the NE/c of S. Memorial Dr. and E. 41st St. S. requested by ARAS Group, LLC. (Property owner: R & I, LLC) (CD-5) (TMAPC voted 8-0-1 to recommend **APPROVAL** of CH zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-35-2
- c.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7686 from RM-2 to MX2-V-35 for property located south of the SE/c of E. 18th St. S. and S. Boston Ave. requested by Mark Gorman. (Property owner: David P. Sharp Revocable Trust) (CD-4) (TMAPC voted 9-1-0 to recommend **APPROVAL** of MX2-V-35 zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-36-2
- d.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7687 from RM-2 to CS for property located north of the NW/c of E. 11th St. S. and S. 101st E. Ave. requested by Hugo Salcedo. (Property owner: Pink Panther Insulation) (CD-3) (TMAPC voted 6-0-0 to recommend **APPROVAL** of CS zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-31-2
- e.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7688 from RM-2 and OL to OL for property located west of the NW/c of W. 51st St. S. and S. Union Ave. requested by Lisa Robertson and Kurt Schultz. (Property owner: Summerfield Holdings, LLC) (CD-2) (TMAPC voted 6-0-0 to recommend **APPROVAL** of OL zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-32-2
- f.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7689 from RS-3 to CG for property located east of the NE/c of S. Harvard Ave. and E. 27th St. S. requested by Lou Reynolds. (Property owner: Chad Stites Trust) (CD-4) (TMAPC voted 6-1-0 to recommend **APPROVAL** of CG zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-33-2
- g.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application MPD-4 from RS-1 and RS-3 to MPD-4 for property located at the NE/c of E. 81st St. S. and S. Lewis Ave. requested by Stephen A. Schuller/Robert J. Getchell. (Property owner: Oral Roberts University) (CD-2) (TMAPC voted 7-0-0 to recommend **APPROVAL** of MPD-4 zoning.) [UED 1/25/23; CC 2/1/23; CC 2/8/23] 23-34-2

Public Comments:
Adam Landis – 5.b.
Robert Getchell – 5.g.

Councilor Lakin moved to approve 5.b – 5.g. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a.

No items this week.

7. **ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer available appropriations of ninety-nine thousand, nine hundred ninety-seven dollars (\$99,997.00) between Departments and Account Groups within the General Fund. (Transfer from Tulsa Authority for Economic Development (TAEOD) appropriations for a Small Business Enterprise Coordinator within the Mayor's Office of Economic Development) [UED 1/25/23; CC 1/25/23; CC 2/1/23] 23-39-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of six hundred three thousand, nine hundred fifty-eight dollars and fifty cents (\$603,958.50). Five hundred forty-nine thousand, fifty-three dollars and eighteen cents (\$549,053.18) from grant revenues to be received from the Federal Emergency Management Agency and a grant match of fifty-four thousand, nine hundred five dollars and thirty-two cents (\$54,905.32) transfer to be received from the Public Safety Tax Fund within the Fire Prevention and Safety SubFund and to transfer unencumbered and unexpended appropriation balances of fifty-four thousand, nine hundred five dollars and thirty-two cents (\$54,905.32) between Departments and Account groups within the Public Safety Tax Fund. (Grant to procure high-rise equipment and bunker gear) [UED 1/25/23; CC 1/25/23; CC 2/1/23] 23-42-5
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of one thousand, three hundred dollars (\$1,300.00) from grant revenues to be received from the Best Friends Animal Society within the Social Eco Development Non-Federal Grant Programs SubFund. (Tulsa Animal Welfare Training Travel) [UED 1/25/23; CC 1/25/23; CC 2/1/23] 23-25-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7668 from RM-1 to CS for property located south of the SE/c of E. 71st St. S. and S. Quincy Ave. requested by Mike Thedford. (Property owner: Jordan Properties, LLC) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CS zoning.) [PW 1/11/23; CC 1/25/23; CC 2/1/23] 23-11-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7682 from IL to CH for property located north and west of the NW/c of E. Pine St. and N. Memorial Dr. requested by Lou Reynolds. (Property owner: Redstone One, LLC) (CD-3) (TMAPC voted 7-0-0 to recommend **APPROVAL** of CH zoning.) [UED 12/14/22; PW 1/11/23; CC 1/25/23; CC 2/1/23] 22-1129-3
- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7683 from RM-2 to RM-3 with an Optional Development Plan for property located northeast of the NE/c of S. 145th E. Ave. and E. 41st St. S. requested by Tanner Consulting, LLC. (Property owner: 151 Bixby, LLC) (CD-6) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RM-3 zoning with an Optional Development Plan.) [UED 12/14/22; PW 1/11/23; CC 1/25/23; CC 2/1/23] 22-1130-3
- g. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-828-A abandoning a portion of PUD-828 for property located south of the SW/c of E. 121st St. and S. Sheridan Rd. requested by Eric Enyart. (Property owner: Stone Horse Development, LLC) (CD-8) (TMAPC voted 10-0-0 to recommend **APPROVAL** of abandoning a portion of PUD-828.) [PW 1/11/23; CC 1/25/23; CC 2/1/23] 23-9-3
- h. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-357-C amending PUD-357 for property located south

of the SE/c of E. 71st St. S. and S. Quincy Ave. requested by Mike Thedford. (Property owner: Jordan Properties, LLC) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of PUD-357-C.) [PW 1/11/23; CC 1/25/23; CC 2/1/23] 23-10-3

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Nathalie Cornett, Eller & Detrich, for property located at 2156 E. 48th Pl., located in Lot Eight (8), Block Three (3) of Bolewood Place, to clear a title. (CD-9) [PW 1/25/23; CC 1/25/23; CC 2/1/23] 23-20-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Ordinance No. 24881, passed and adopted by the Council of the City of Tulsa on August 3, 2022, and approved by the Mayor on August 10, 2022, which contained a scrivener's error in the name of the AG-R (Agricultural-Residential) Zoning District. [UED 1/25/23; CC 1/25/23; CC 2/1/23] 23-26-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Way, closing a portion of a twenty-five (25) foot roadway easement that was dedicated to Osage County (the tract of land has since been abandoned by Osage County and annexed to the City of Tulsa), located at 575 N. 39th W. Ave., to accommodate new development in the area, requested by Jason Potter with Wallace Design Collective. (CD-1) (Public Hearing: 1/25/23) [PW 1/25/23; CC 1/25/23; CC 2/1/23] 23-37-2

7.d and 7.h were continued to the 5:00 P.M. City Council meeting on February 8, 2023.

Public Comments:
John Huffines – 7.c.

Councilor Lakin moved to approve 7.a – 7.k, except 7.d and 7.h. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright announced that she would be partnering with DVIS for a town hall on February 21, 2023, for National Stalking Awareness and Human Trafficking Prevention and announced that there would be a Planitulsa town hall meeting on February 2, 2023. Councilor Patrick announced that there would be a Dawson Neighborhood Association meeting on February 21, 2023.
- b. **PULLED:** Vote on Council initiation of zoning code amendments intended to address scale of alterations to existing structures in residential zoning districts. (Fowler) [PW 2/1/23; CC 2/1/23] 23-66-2

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by EJC Real Estate LLC, also known as El Super Corral, d/b/a Midnight Rodeo, 9379 East 46th Street Tulsa, OK, through its attorney, Ms. P. Gae Widdows, contesting the decision of the Nuisance Abatement Hearing Officer in Working in Neighborhoods (WIN) Case No. NUIS-063354-2022. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. [CC 1/11/23; CC 2/1/23]] 23-1-2

Michael Rider from the Working in Neighborhoods Department addressed the Council.

P. Gae Widdows, attorney for the appellant, addressed the Council. The appellant addressed the Council.

There was Council discussion.

Public Comments:
Mark Folta – 10.a.
Wanda Parsons – 10.a.

Councilor Decter Wright moved to deny the appeal and uphold the decision of the Hearing Officer. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

11. HEARING OF PUBLIC COMMENTS

- a. Robert Harrington – Public safety enforcement of owners of dangerous pets. [CC 2/1/23] 23-48-1

Robert Harrington addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Patrick adjourned the meeting at 7:03 P.M.

Crista Patrick, Chair of the Council

Lori Doring, Secretary to the Council